Murdock & Wasley
ESTATE AGENTS



1 Friars Orchard

, Gloucester, GL1 1GA

£195,000

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For Sale With No Onward Chain

Murdock And Wasley are proud to present this Two Bedroom Penthouse apartment in the City centre of Gloucester.

With Views overlooking the city, this penthouse boasts Kitchen/Living/Diner, Two Bedrooms with En Suite to Master, Family Bathroom and off road parking. This is the chance to acquire a spacious and stylish, modern, two bedroom apartment, perfectly suited for first-time buyers or investors alike.

A great location, close to all local amenities, viewing comes highly recommended.







Communal Entrance
Accessed via gated entrance, stairs & lift to all floors.

Entrance Hall
Approached via front door, electric radiator, power points, large storage cupboard, doors to all other rooms.

Kitchen/Living Room
Upvc double glazed french doors leading to juliet balconies, eye & base level units with roll edge work tops. sink/drainer, electric oven with induction hob & hood, power points, television point. two electric radiators, space for further appliances. Space for dining table and chairs.

Bedroom One
Tv point, powerpoints, UPVC double glazed french doors with juliet balcony, electric heater, door leading to en suite.

En Suite
Modern white suite comprising of double width shower cubicle with wall mounted shower over; pedestal wash hand basin; low level WC; wall mounted electric panel heater; part tiled walls; shaver point; extractor fan.

Bedroom Two
Tv point, powerpoints, UPVC double glazed french doors with juliet balcony, electric heater.

Bathroom
Modern white suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

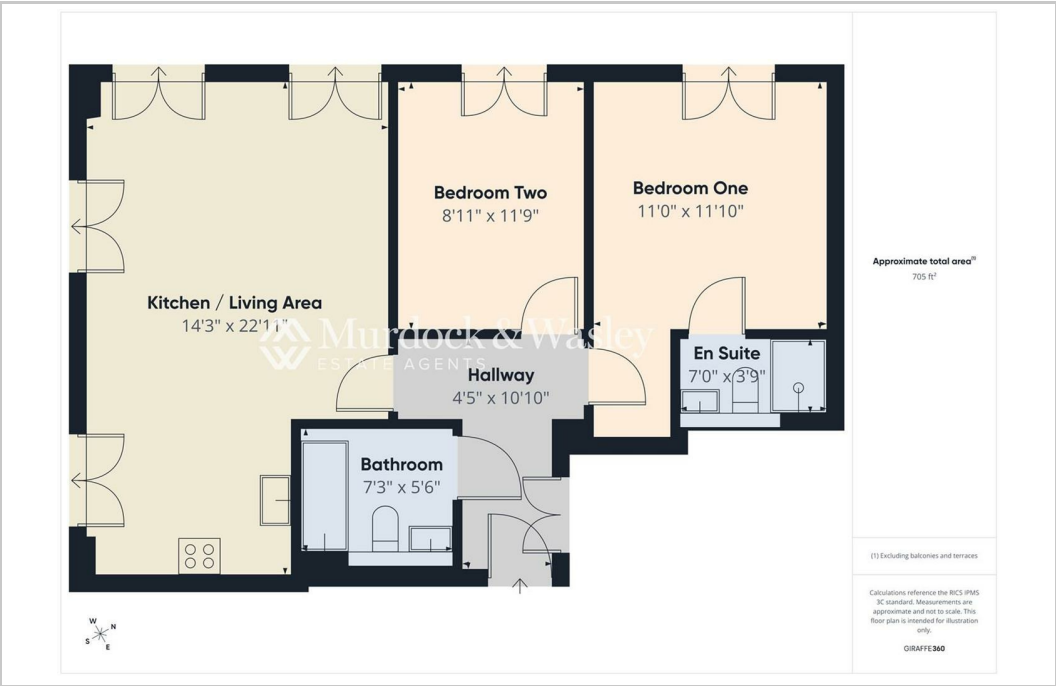
Outside
One allocated parking space.

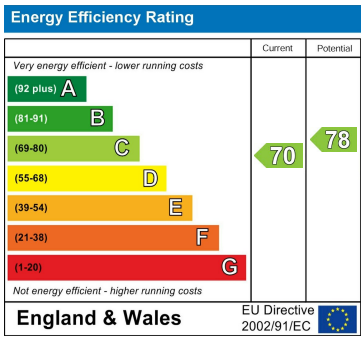
Tenure And Charges
Leasehold
236 years left
Service Charge + Ground Rent £1728 per annum
Management Company- A Dandy Wren

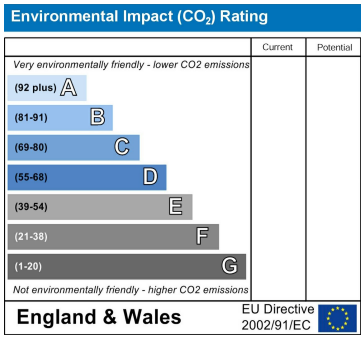
Services
Mains water, electricity & drainage.

Local Authority
Gloucester City Council
Council Tax Band B

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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